**Details of Proposed Request**

An existing garage will be demolished and replaced with a two story garage. Materials and details reflect back to the house. Artificial turf will be the “grass” in the back yard.

**Relevant HDC Design Guidelines**

- Demolition of accessory structure
- Accessory Structures – Garages
- Materials

**Staff Analysis**
GARAGES

1. New garages cannot be located in front or side yards.

2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.

3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.

4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.

5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.
SITE DEMO NOTES:

1. Existing garage structure and slab to be demolished.
2. Existing concrete slab to be removed and area to be regraded.
3. Existing treated wood deck to be removed.
4. Existing landscaping to be removed and area regraded.
5. Re grade existing area and prepare for installation of timber frame.
6. Existing wood to be removed and area regraded. Add for new synthetic turf by others.
7. Existing tree stumps to rear of existing garage to be removed.

---

DUZAN GARAGE
2128 PARK ROAD - CHARLOTTE, NC 28203

Project #: 00-00
Date: 03.09.13
Scale: 1/8" = 1'-0"
SITE KEY NOTES:

1. EXISTING BASKETBALL GOAL TO REMAIN.
2. NEW REINFORCED CONCRETE SLAB. SLAB TO BE MORE LEVEL. ARTS SLOPE TOWARD TANK. FINISH TO BE GRIT FINISH.
3. NEW CONTINUOUS TRENCH DRAIN TO CATCH INFILTRATION TO DRIVE. TAKE PIPE TO GRAVEL PIT UNDER NEW TANK. SLOPE TO DRAIN.
4. KEEP FILL ON FLOOR OF GARAGE MINUS 2" ABOVE ADJACENT CONCRETE FOR DRAINAGE.
5. NEW UNDERGROUND POWER LINE FROM POWER POLE TO NEW Fence.
6. NEW SYNTHETIC TURF BY OWNER.
7. NEW UNDERGROUND WATER LINE FROM EXISTING HOUSE TO NEW GARAGE.
8. RE-GRADE EXISTING GRAVEL DRIVE DOWN AND REBUILD GRAVEL.
9. NEW UNDERGROUND COAX CABLE IN CONDUIT FROM EXISTING CABLE BOX TO NEW ROOM.
10. NEW UNDERGROUND SANITARY DRAIN LINE FROM NEW LIFT STATION TO EXISTING DRAINAGE LINE IN EXISTING HOUSE CRAWLSPACE.
11. MEN TREATED NODIS STAIRS BY OWNER.
12. NEW REINFORCED CONCRETE SLAB.
ELEC NOTES:

1. Initial all outlets in acid shop & lab 6 ft from沿着墙 & 6 ft from more counter.

2. Supply undercabinet strip fluorescent light fixture by owner. G.C. to provide power for switch on wall.

3. Recessed flou. can lights by owner G.C. to provide switch and power to junction boxes for future connection.


5. Exposed metal structure ceilings in bedroom.

6. Provide power to HVAC unit & exterior compressor.

7. Provide power to sewage lift station.
Charlotte Historic District Commission - Case 2012-056

April 10, 2013

2128 Park Rd

Property Lines
Building Footprints
Dilworth Local Historic District

0 100 200 400 Feet